

**B-1**

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

*Promoting the wise use of land
Helping build great communities*

MEETING DATE September 12, 2005	CONTACT/PHONE Martha Neder, AICP	APPLICANT Monterey County Water Resources Agency	FILE NO. PL 04-0607 SUB2004-00159
SUBJECT The Monterey County Water Resources Agency is requesting to authorizing the future creation of a 40 acre public lot by a conveyance without having to first obtain approval of a parcel map for the purpose of facilitating a land transfer between Monterey County Water Resources Agency (MCWRA) and a private individual in order to move a privately owned parcel from the middle to the edge of publicly owned land. The public lot meets the minimum parcel size in the Rural Lands land use category and the lot remaining in public ownership will exceed the minimum parcel size in the Open Space land use category.			
RECOMMENDED ACTION 1. Find the project consistent with a previously adopted Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Authorize the future creation of a public lot by a conveyance without having to first obtain approval of a parcel map based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The proposed project is consistent with the previously adopted Negative Declaration ED04-576 for General Plan Amendment LRP2004-00011.			
LAND USE CATEGORY Rural Lands	COMBINING DESIGNATION N/A	ASSESSOR PARCEL NUMBER 080-051-002	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: N/A			
LAND USE ORDINANCE STANDARDS: N/A			
EXISTING USES: Cattle grazing			
SURROUNDING LAND USE CATEGORIES AND USES: North: Open Space East: Open Space South: Open Space West: Open Space			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Fire Department (CDF), Heritage Ranch CSD, RWQCB, and the City of Paso Robles			
TOPOGRAPHY: Nearly level to steeply sloping		VEGETATION: Grazed grasslands, oak woodland	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual on-site septic system Fire Protection: California Department of Forestry		ACCEPTANCE DATE: April 18, 2005	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

ORDINANCE COMPLIANCE:

Section 21.02.010(a)(9) of the Real Property Division ordinance states that land conveyed to or from a public agency does not need a tentative map unless the planning director determines that public policy necessitates a map. In this case the director determined that public policy did not necessitate a tentative map because the Monterey County Water Resources Agency is a public agency and the remaining parcel will exceed the minimum parcel size required in the land use category.

FINDINGS - EXHIBIT A

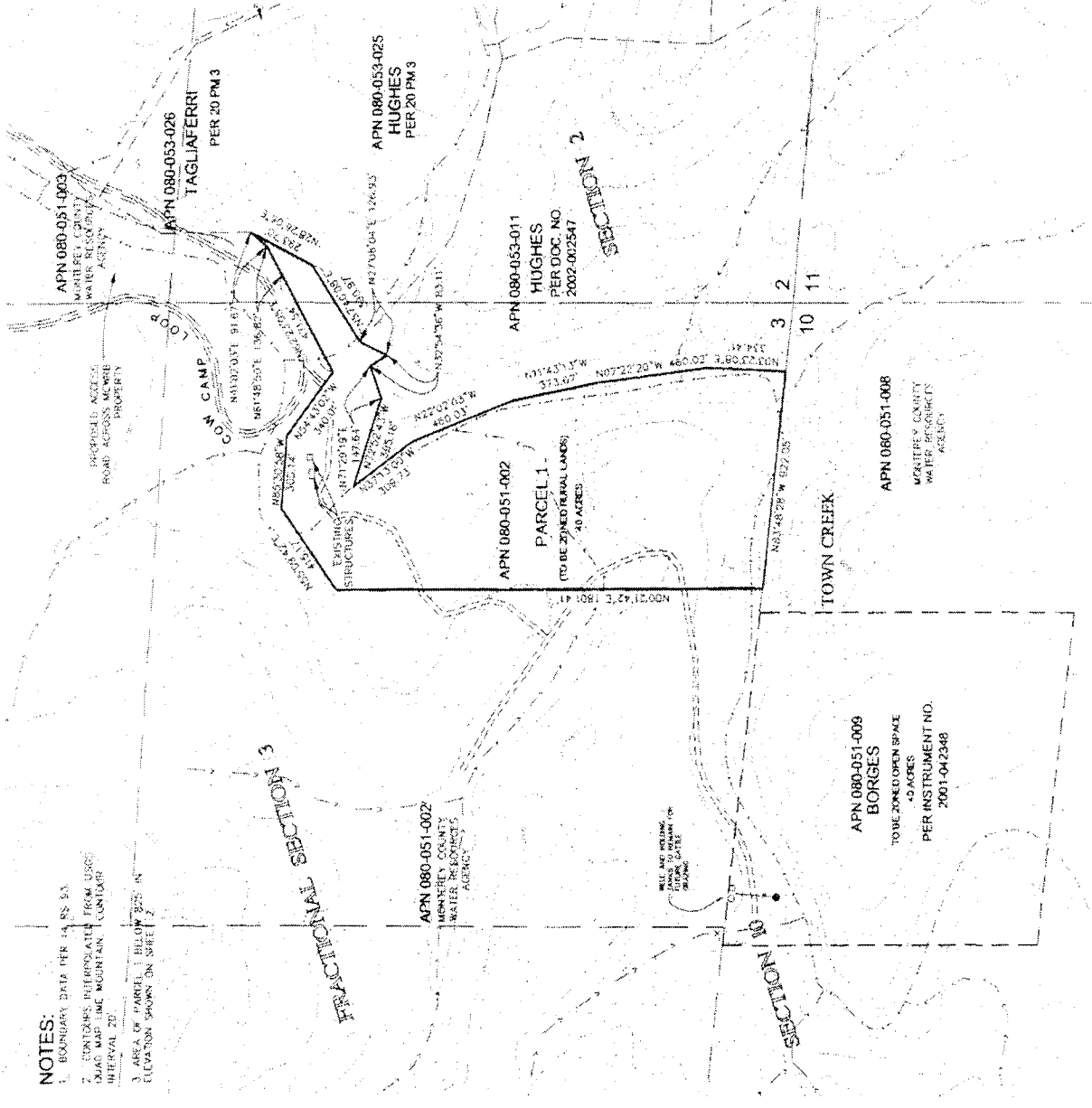
- A. The Monterey County Water Resources Agency is a public agency.
- B. The creation and sale of the parcel(s) will not affect adjacent properties in an adverse manner.
- C. No evidence has been presented that would necessitate the filing of a tentative map.
- D. Approval of this public lot exemption is granted only for the specified parcel(s).
- E. Any subsequent modification of the resulting parcels, or any future sale, lease or separate financing of the property contrary to this approval shall require a new public lot or tentative map application in compliance with the Subdivision Map Act and local ordinances then in effect.
- F. This approval is effective for a period of two years from the date of Subdivision Review Board approval. Evidence must be submitted to show recordation of the required Voluntary Merger and transfer of the property within that time period.

Staff report prepared by Martha Neder and reviewed by Kami Griffin

B-3

NOTES:

- 1. BOUNDARY DATA PER 14.05 S. 3.
- 2. CONTOURS INTERPOLATED FROM USGS QUAD MAP 14C MOUNTAIN. CONTOUR INTERVAL 20'.
- 3. AREA OF PARCEL 1 BELOW 225' N ELEVATION SHOWN ON SHEET 2.



EXISTING PARCELS

APN 080-051-002 PARCEL 1

PROPOSED PARCELS

APN 080-051-002 REMAINDER PARCEL 1

A.P.N.

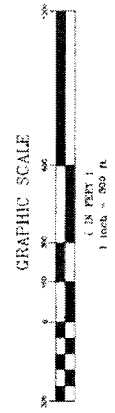
080-051-002

ZONING DESIGNATION

CS

OWNER/APPLICANT

MONTEREY COUNTY WATER RESOURCES AGENCY
2770 CHERRY STREET
SAN LUIS OBISPO, CA 95060
ATTN: CHRIS KEENE
PHONE NO (831) 755-4700



REVISED JAN. 13, 2005

TENTATIVE PUBLIC LOT MAP

PL 04-0607

BEING A SINGLE LOT TO BE GRANTED TO
VIRGIL BORGES AND FOR COUNTY GENERAL
PLAN AMENDMENT TO RURAL LANDS LOCATED
IN SECTIONS 2 & 3, T 26 S. R 9 E. MDB&M
(NACIMIENTO LAKE AREA)

SAN LUIS OBISPO COUNTY, CALIFORNIA

EMK & Associates, Inc.

PLANNING • ENGINEERING • SURVEYING
1005 W. MONTEREY BLVD. SUITE 100
SAN LUIS OBISPO, CA 95060



PROJECT

PUBLIC LOT

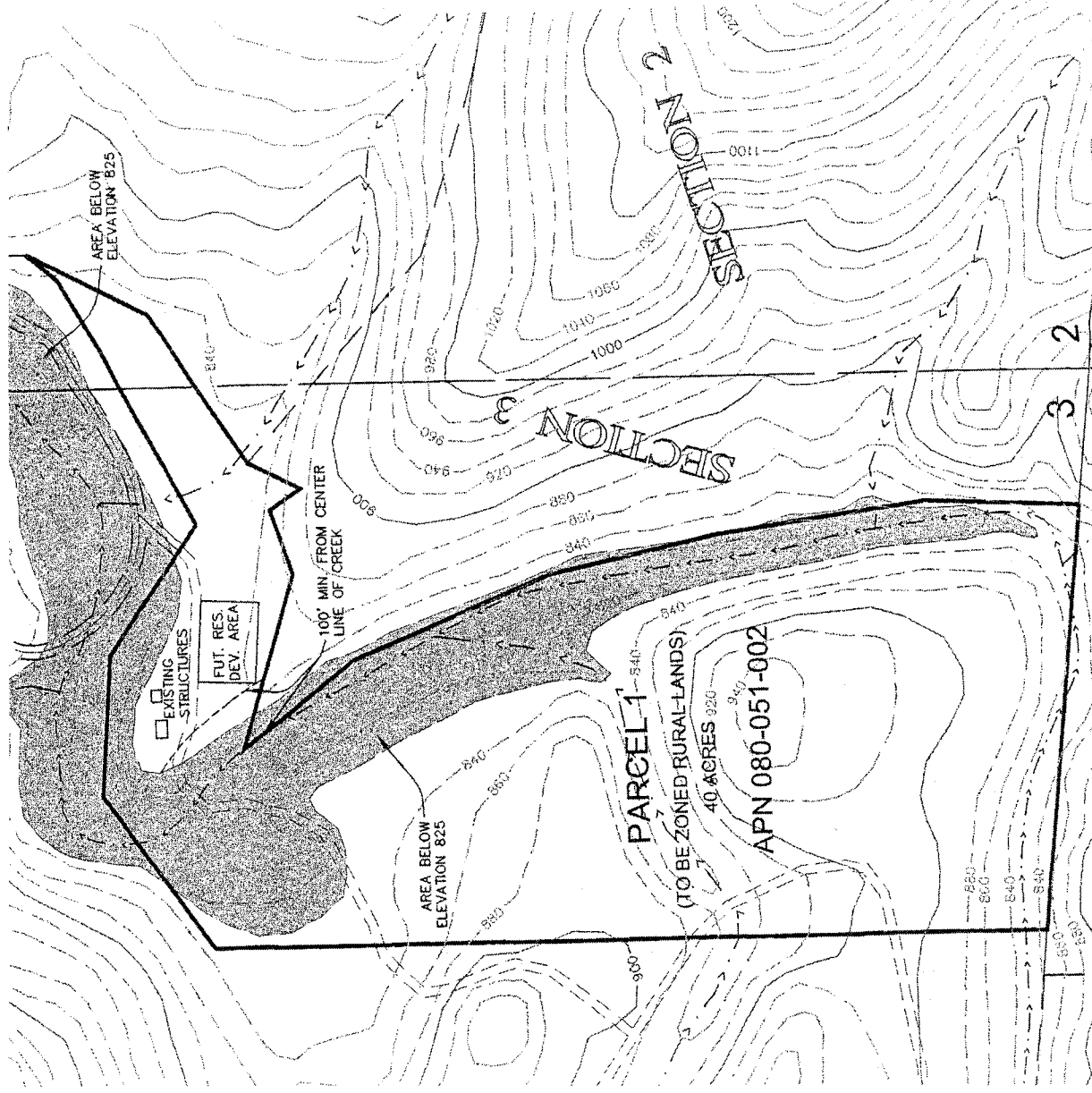
MONTEREY CO. SUB2004-000159/PL04-0607

EXHIBIT

EXHIBIT A- TENTATIVE PUBLIC LOT MAP



B-4



PROJECT

PUBLIC LOT

MONTEREY CO. SUB2004-000159/PL04-0607

EXHIBIT

EXHIBIT B- ENLARGED PARCEL 1

